

Minutes of the Planning Commission meeting held on Thursday, September 18, 2008, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Tim Taylor, Chair
Karen Daniels, Vice-Chair
Sheri Van Bibber
Jim Harland
Jeff Evans
Kurtis Aoki
Ray Black
Tim Tingey, Community & Economic Development Director
Chad Wilkinson, Community Development Planner
G.L. Critchfield, Deputy City Attorney
Trae Stokes, Murray City Civil Engineer
Citizens

The Staff Review meeting was held from 6:00 to 6:30 p.m. The planning commission members briefly reviewed the applications on the agenda. An audio recording of this is available at the Murray City Community and Economic Department.

Tim Taylor opened the Planning Commission meeting at 6:30 p.m. and welcomed the public. Mr. Taylor announced that the application for Aspen Construction has been withdrawn from this agenda.

APPROVAL OF MINUTES

There were no minutes to be approved.

CONFLICT OF INTEREST

There were no conflicts of interest for this agenda.

UTAH/MURRAY CITY - 6380 South Cottonwood Street

Trae Stokes was present to represent this request. Chad Wilkinson reviewed the location and request for Conditional Use Permit approval for a temporary mobile office use for Metro Self Storage at the property addressed 6380 South Cottonwood Street. Municipal Code Ordinance 17.56.100, allows a temporary mobile office use with Conditional Use Permit approval by the commission for a 6 month time period. The time period may be extended by the commission for one additional year providing that plans for a permanent structure have received commission approval. Cottonwood Street is being realigned to the west of the existing street location for the light rail project. The existing office building is being demolished with the Cottonwood Street realignment and a temporary mobile office will be used until a new office building is constructed. The manager's residence/office permanent building is not being approved at this time. The mobile office will be located at the west side of the proposed Cottonwood Street. A total of 6 parking stalls, including one disabled parking stall, are shown on the plan to meet city regulations. The plans show the mobile office meets the setback requirement of the M-G-C zone. This request is a request of UTA and Murray City for use by Metro Self Storage. The Murray City Building Official noted the applicant will need to provide plans from design professionals for compliance to building codes. The Murray City Engineer noted the relocation of Cottonwood Street requires the demolition of the existing offices and temporary office is needed.

Meet all requirements of the Murray City Power, Fire, Water and Sewer Department requirements. Based on the information presented in this report, application materials, and the site review, staff recommends approval for the mobile office for 6 months (to March 18, 2009) subject to conditions.

Trae Stokes, Murray City Civil Engineer, stated this request is from UTA and Murray City. He stated that this request is necessary in order to facilitate the road and rail relocation in this area.

No comments were made by the public.

Jim Harland made a motion to grant Conditional Use Permit approval for UTA/Murray City for a temporary mobile office located at 6380 South Cottonwood Street subject to the following conditions:

1. The temporary mobile office will need to meet the building code requirements of the Murray Building Official.
2. Meet the requirements of the Murray City Engineer with the realignment of Cottonwood Street.
3. Meet all Murray Fire Department requirements including to meet current building and fire codes.
4. Meet all Murray City Power, Water and Sewer Department requirements.
5. Pave and stripe all of the parking stalls to meet zoning and ADA regulations.

Seconded by Sheri Van Bibber.

Call vote recorded by Tim Tingey.

<u> A </u>	Mr. Harland
<u> A </u>	Ms. Van Bibber
<u> A </u>	Mr. Black
<u> A </u>	Ms. Daniels
<u> A </u>	Mr. Evans
<u> A </u>	Mr. Taylor
<u> A </u>	Mr. Aoki

Motion passed, 7-0.

HILLSIDE DRIVE SUBDIVISION - 5410 South Hillside Drive

Kimberly Williams was present to represent this request. Chad Wilkinson reviewed the location and request for Conditional Use Permit approval for a flag lot subdivision approval from the planning commission to subdivide the property addressed 5410 South Hillside Drive located within the R-1-8 zone on .62 acre. Municipal Code Ordinance 17.76.140.A-I indicates that a flag lot subdivision is permitted in a single family residential zone with planning commission approval of a conditional use permit subject to the standards noted in the ordinance. On March 20, 2008

the Board of Adjustment approved a variance for reduction of the required access strip width from 28 feet to 24 feet. The plan currently shows a four-foot wide access easement across the front lot in favor of the rear lot. With approval of the variance this is not required, but is allowed at the applicants discretion. The property currently has an existing single family dwelling that will remain on the front lot. The properties will be required to meet the parking requirement to the code which requires two off-street parking stalls per dwelling unit. The existing unit meets the requirement for parking. At the time of building permit review for the flag lot, parking will be required to be provided in accordance with code requirements. As proposed, the lots meet the minimum area requirement with 8,000 sq.ft. on the front lot and 10,000 sq.ft. minimum area on the flag lot exclusive of the access strip. The new dwelling constructed on the flag lot will be required to meet the setback standards of the R-1-8 zone at the time of application for building permit. The plan currently shows 5-foot wide public utility easements (PUE) along the interior lot lines. In order to meet City standards for width of the PUE in these locations, the easements must be widened to 7.5 feet. The City Engineer noted that damaged curb, gutter and sidewalk will need to be repaired when the back lot is built. Based on the information presented, application materials, and site review, staff recommends approval of the conditional use permit and flag lot subject to conditions.

Kimberly Williams, 5410 South Hillside Drive, stated she has reviewed the staff recommendations and will comply. She stated that she intends to eventually sell the new flag lot.

Cheryl Land, 5450 South 235 East, stated she is the adjacent neighbor in the condominiums and has nothing against Ms. Williams. She stated that Murray used to be a wonderful place to live, but there have been so many changes. She stated that she has lived in this area since 1955 and the changes are disgusting and there are too many people. She complained about the driveway and traffic in this area.

Mr. Wilkinson stated that the planning department received a letter from an adjacent property owner, John Losser, indicating they are in favor of this proposal and it will be a positive improvement to the neighborhood.

Karen Daniels made a motion to grant Conditional Use Permit approval for a flag lot subdivision for Hillside Drive Subdivision located at 5410 South Hillside Drive subject to the following conditions:

1. Revise the plat to show 7.5 feet wide public utility easements along the interior property lines. To be completed prior to final plat approval.
2. Obtain a Murray City excavation permit for installing site utilities and drive approach. Damaged curb, gutter and sidewalk shall be replaced prior to occupancy of a new residence on the flag lot. To be completed prior to building permit of the flag lot.
3. Meet the requirements of the Murray City Building Official for compliance with building codes for construction of a new dwelling on the flag lot. To be completed prior to building permit of the flag lot.
4. Meet all the Murray Fire Department requirements including to meet current building and fire codes. To be completed prior to building permit of the flag lot.

5. A formal landscaping plan will need to be submitted with the building permit for approval by the Murray City Forester and shall be installed as approved prior to final occupancy. The landscape plan shall include a four-foot wide landscape strip along the south side of the property in accordance with the standards of the code of the Board of Adjustment decision. To be completed prior to building permit of the flag lot.

Seconded by Jim Harland.

Call vote recorded by Tim Tingey.

<u>A</u>	Mr. Harland
<u>A</u>	Ms. Van Bibber
<u>A</u>	Mr. Black
<u>A</u>	Ms. Daniels
<u>A</u>	Mr. Evans
<u>A</u>	Mr. Taylor
<u>A</u>	Mr. Aoki

Motion passed, 7-0.

OTHER BUSINESS

Jeff Evans asked about the upcoming training session. Mr. Tingey responded that a training session has been scheduled on October 30th at 6:30 p.m. A representative from the Utah League of Cities and Towns will be presenting the training. There will also be time for discussion during the session.

Meeting adjourned.

Tim Tingey,
Director Community & Economic Development